035.0	0004	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	609,900 / 609,900
					USE VALUE:	609,900 / 609,900
					ASSESSED:	609,900 / 609,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		GRANTON PK, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SINGH GURINDER
Owner 2:	KAUR KAMALJEET
Owner 3:	
Street 1:	19 GRANTON PARK
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	PERNA LISA A -
Owner 2:	MENDONZA KEVIN M -
Street 1:	19 GRANTON PARK
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,306 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1953, having primarily Vinyl Exterior and 1836 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6306.000	220,000		389,900	609,900
Total Card	0.145	220,000		389,900	609,900
Total Parcel	0.145	220,000		389,900	609,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 332.19 | /Parcel: 332.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 24618

GIS Ref

GIS Ref

Insp Date 11/01/18

!2901!

PREVIOUS ASSESSMENT

Parcel ID 035.0-0004-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	220,000	0	6,306.	389,900	609,900	609,900	Year End Roll	12/18/2019
2019	101	FV	186,300	0	6,306.	353,300	539,600	539,600	Year End Roll	1/3/2019
2018	101	FV	186,300	0	6,306.	335,000	521,300	521,300	Year End Roll	12/20/2017
2017	101	FV	186,300	0	6,306.	292,400	478,700	478,700	Year End Roll	1/3/2017
2016	101	FV	186,300	0	6,306.	249,800	436,100	436,100	Year End	1/4/2016
2015	101	FV	174,200	0	6,306.	231,500	405,700	405,700	Year End Roll	12/11/2014
2014	101	FV	174,200	0	6,306.	191,900	366,100	366,100	Year End Roll	12/16/2013
2013	101	FV	174,200	0	6,306.	182,800	357,000	357,000		12/13/2012

PRINT

Date	Time
12/10/20	18:14:19

LAST REV

Date	Time
04/02/19	14:51:07

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2901

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PERNA LISA A	54007-34		12/16/2009		370,000	No	No		
PERNA LISA A	30874-29		11/12/1999	Family	160,000	No	No		
	11030-108		1/14/1966			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/1/2018	MEAS&NOTICE	HS	Hanne S
4/27/2009	Measured	372	PATRIOT
5/28/2000	Mailer Sent		
2/25/2000	Measured	197	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	24618
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6306		Sq. Ft.	Site		0	64.	0.97	3									389,874						389,900	

Total AC/HA: 0.14477 | Total SF/SM: 6306 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 389,874 | Spl Credit | Total: 389,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	141.736
Other Features:	67500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	318850
Depreciation:	98843
Depreciated Total:	220006

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	4	Baths:	1	HB	1				

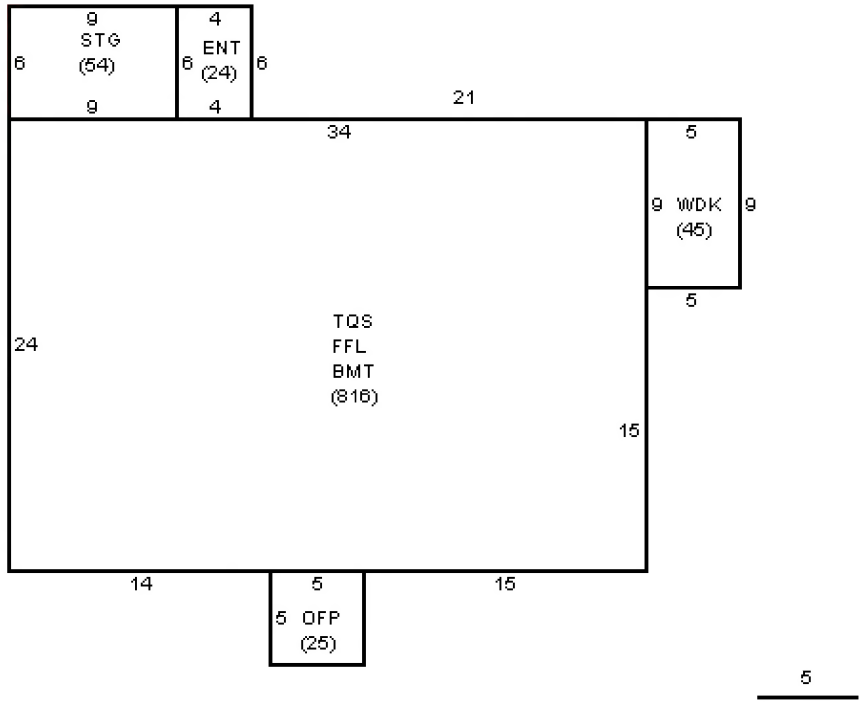
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	4	
Totals			
1	6	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	141.74
Special Features:	0	Val/Su Net:	91.97
Final Total:	220000	Val/Su SzAd	154.06

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	816	56.340	45,973
FFL	First Floor	816	141.740	115,656
TQS	3/4 Story	612	141.740	86,742
STG	Storage	54	9.700	524
WDK	Deck	45	16.000	720
OFP	Open Porch	25	44.000	1,100
ENT	ENTRY	24	26.400	634
	Net Sketched Area:	2,392	Total:	251,349
Size Ad	1428	Gross Are	2596	FinArea 1836

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 035.0-0004-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	